

where dreams grow



GARDÉNE  
SCHOFIELDS

SITUATED  
ON THE  
CORNER OF  
SCHOFIELDS  
ROAD  
AND ALEX  
AVENUE,  
GARDÉNE  
IS PERFECTLY  
PLACED TO  
BUILD YOUR  
DREAM  
FAMILY HOME



GARDÉNE  
SCHOFIELDS





# Introducing a brand new opportunity to build your dream home in the desirable new North Western corridor.

Situated minutes from trains and buses and within easy reach of the Nirimba Educational Precinct and shopping centres, Gardéne offers an enviable lifestyle with unparalleled potential for growth.

As the first stage of this highly anticipated land release, Gardéne gives a wide selection of lots sizes, plus selected dual occupancy lots.

With the freedom to create your own design, using your choice of builder, you'll enjoy creative scope to add your personal touch within a master planned neighbourhood.

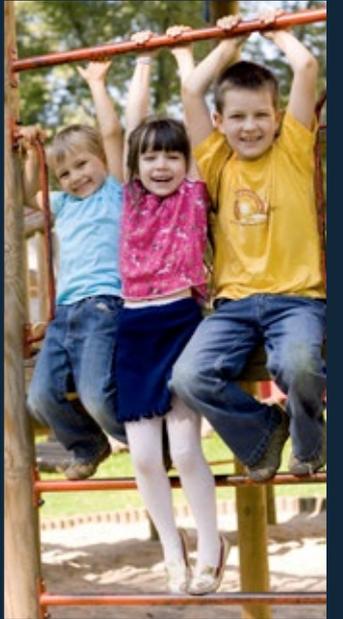
# An ideal location for a modern lifestyle



## Quality education opportunities

Within close proximity is the renowned Nirimba Educational Precinct that includes two secondary schools, a TAFE College and the University of Western Sydney.

A number of government and private schools are also situated locally and a planned new primary school will fall into the zoning area.



## More recreation for greater relaxation

A range of local recreation facilities can be found at Rouse Hill Regional Park, The Hills Centenary Park, Peel Reserve, The Ponds Parklands, Grange Avenue Reserve and Schofields Park.

Local amenities also include a range of businesses, childcare facilities and medical centres.



## Easy access to the city and surrounding areas

Travel to all parts of Sydney with easy access to major arterial roads and motorways such as Westlink M7, Windsor Road, Richmond Road, Old Windsor Road and Sunnyholt Road. Hop on the M2 and your only 45mins from Sydney CBD.

## A wider shopping selection

Choose from all your favourite retailers with local shopping centres including Rouse Hill Regional Centre, Stanhope Gardens, Stanhope Village Shopping Centre and Aldi at Quakers Hill.



## A transportation hub at your doorstep

The new Schofield station is just moments from Gardéne, and places you just one hour from the heart of Sydney's CBD using public transport. A wide selection of bus services can be easily accessed at Schofields Road, Boundary Road and Burdekin Road.





## A peaceful environment with suburban convenience

As a resident of Gardéne you'll be surrounded by beautiful landscapes. You'll have access to a selection of parks and open spaces, picnic areas and cycle tracks for an active outdoor lifestyle that can't be matched.

You'll also be part of a family-friendly environment that shares common interests and aspirations while enjoying the convenience of an established suburban location.

Entering the property market, Gardéne is your opportunity to be part of a community that will grow into a thriving neighbourhood that offers unique potential for capital growth.



- 1 The Fields
- 2 Woolworths
- 3 Coles
- 4 Schofields Station
- 5 Schofields Road
- 6 Alex Avenue
- 7 Hambledon Road
- 8 St Joseph's Primary School
- 9 Terra Sancta College High School

- 10 Windsor Road
- 11 Rouse Hill Regional Park
- 12 Rouse Hill Shopping Centre
- 13 Proposed Primary / High School
- 14 Ponds Community
- 15 Proposed Cudgegong Rd Train Station
- 16 Proposed School and Park
- 17 Schofields Public School
- 18 Schofields Shops



where dreams grow



GARDÉNE  
SCHOFIELDS

Register your interest  
[www.gardeneschofields.com.au](http://www.gardeneschofields.com.au)  
1 300 88 73 77

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property.



Hong Chen  
Development